



COMMUNITY DEVELOPMENT SERVICES
LONG RANGE PLANNING

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November 9, 2017

TO: El Dorado County Planning Commissioners

FROM: Brendan Ferry, Principal Planner

Subject: Recommendation to Adopt Meyers Area Plan, Adopt CEQA Document, Adopt Resolution to Amend General Plan and Adopt Ordinance to Amend Zoning Ordinance

Recommendation

Community Development Services, Planning and Building Department, Long Range Planning, recommending the Planning Commission make the following recommendations to the El Dorado County Board of Supervisors:

1. Adopt the Meyers Area Plan;
2. Adopt the joint CEQA and TRPA environmental document consisting of an Initial Study/Mitigated Negative Declaration and Initial Environmental Checklist/Finding of No Significant Effect;
3. Adopt a Resolution to amend the General Plan; and
4. Adopt an Ordinance to revise the County Zoning Ordinance (Title 130).

Fiscal Impact/Change to Net County Cost

There is no change to Net County Cost associated with this agenda item unless the County decides to amend its Memorandum of Understanding (MOU) with TRPA to accept additional permitting responsibility within the Area Plan Boundary. Should the County decide to do that, County fee schedules would need to be revised to divert financial resources from TRPA to the County for those projects.

Background

The existing Meyers Community Plan (MCP), adopted in 1993, currently serves as the comprehensive land use and zoning plan for the community of Meyers, consistent with the Lake Tahoe Regional Plan and the El Dorado County General Plan. The MCP establishes goals and objectives, special policies, programs and strategies for funding and implementation for projects in Meyers.

The proposed Meyers Area Plan (MAP) builds upon the MCP and maintains many of the same vision, policies and priorities. Upon adoption, the MAP Plan will replace the MCP, and all or a

portion of Tahoe Regional Planning Agency (TRPA) Plan Area Statements 119 (Country Club Meadow), 122 (Tahoe Paradise – Mandan), 136 (KOA/Rainbow), 125 (Meyers Commercial), and 137 (Christmas Valley). Area Plan adoption will also require revisions to the County's Zoning Ordinance, including zoning maps, Section 130.58.IV (MCP Districts), and Section 130.74.045 (MCP Design Review Process and Requirements).

The MAP boundary includes the Meyers Town Center, adjacent mixed-use areas that were previously guided by the MCP, and adjacent recreation and conservation lands that are proposed for inclusion to achieve the Area Plan vision. The MAP is located within El Dorado County near the intersection of US 50 and SR 89 and includes approximately 669 acres located north and south of US 50. The Area Plan includes the entirety of the MCP boundary, and all or a portion of TRPA Plan Area Statements mentioned above. A map of the Area Plan boundary is provided as an attachment to this report.

Meyers is the commercial, public services, and recreation hub of unincorporated El Dorado County within the Region. Meyers provides services and amenities to surrounding residents and serves as the primary gateway for California visitors arriving on US Highway 50, while generally including less intensive development than in the nearby City of South Lake Tahoe. The MAP is intended to realize the Meyers Community Vision, assist in achieving and maintaining TRPA's Environmental Threshold Carrying Capacities, and implement the policy direction of both the TRPA Regional Plan and El Dorado County General Plan. This plan updates 20-year old policies to streamline permitting, improves consistency between El Dorado County and TRPA policies and standards, conserves land around the Upper Truckee River, formalizes a local citizens advisory council, and integrates design standards and guidelines.

Process to Date

The update to the Meyers Community Plan was initiated in early 2012 at the request of several Meyers residents. Since that time, hundreds of community members have contributed to the update by providing input at community workshops and public hearings, or by volunteering to work through the details of the Plan between workshops. A Meyers Advisory Council (MAC) was formed which was comprised of Meyers residents representing different interests (business, recreation, etc.). The MAC met essentially biweekly over the course of almost a year to work through updating the language in the existing MCP to produce a complete Draft Area Plan. El Dorado County, TRPA staff and other stakeholders also participated in those MAC meetings.

The first complete Draft Plan was released in September 2013, and since that time over 300 written comments have been submitted. Staff reviewed and considered the comments and met with most of the individuals and groups that provided extensive comments. The MAP was revised three times to incorporate appropriate suggestions and address concerns identified by stakeholders and community members: a second Draft Plan (Version 2) was released in January 2014, a third Draft Plan (Version 3) was released in June 2014 and a fourth Draft Plan (Version 4) was produced in June 2015.

Opportunities for public participation in the development of the MAP have been ongoing through the process, and have included the following public involvement opportunities:

- A community visioning workshop in May 2012
- Formal stakeholder interviews in June 2012
- A community workshop to select members for the Meyers Advisory Council (MAC) in August 2012
- A series of MAC meetings from September 2012 - September 2013
- A community workshop to review Area Plan priorities in February 2013
- Bi-weekly meetings of the MAC to address specific topic areas from February – September 2013
- A community workshop to review the Draft Area Plan in September 2013
- A public comment period on the Draft Area Plan from September 4 – October 11, 2013
- An informational El Dorado County Board of Supervisors meeting on October 7, 2013
- An informational El Dorado County Planning Commission meeting on November 14, 2013
- An Informational TRPA Regional Plan Implementation Committee meeting on January 29, 2014
- A public meeting to discuss the proposed Community Incentive Program on February 26, 2014
- A public meeting to discuss Incentives, height and hotel land uses on March 19, 2014
- A public meeting to discuss CTC lands, design standards and the process on June 26, 2014
- An El Dorado County Planning Commission workshop to review the Area Plan on October 16, 2014
- An El Dorado County Board of Supervisors Workshop to review the Area Plan on October 28, 2014
- A Community Open House on the plan hosted by El Dorado County staff on May 6, 2015
- An El Dorado County Board of Supervisors Hearing to authorize initiation of CEQA review for the June 2015 Draft Area Plan on August 31, 2015
- An informational TRPA Regional Plan Implementation Committee meeting on October 25, 2017

Meyers Area Plan Highlights

The MAP consolidates three existing Commercial and Community Services Zoning Districts along US 50 into one zoning district called “Meyers Community Center” to allow the mixing of land uses consistent with a bicycle and pedestrian friendly Town Center and the Regional Plan. The plan refines land uses and zoning, and permissible uses to resolve inconsistencies between TRPA and El Dorado County’s provisions and to reflect community input on desirable future uses. In addition, the plan maintains the maximum building height established in the existing Community Plan at 42 feet for the mixed-use Town Center rather than allowing the 56 feet possible under the Regional Plan and retains the existing building height regulations in other plan areas. In addition, the plan waives El Dorado County development fees for eligible small businesses and projects providing certain environmental and transportation improvements and community amenities.

Several transportation measures are proposed in the plan. The plan encourages a series of capital improvements to improve bicycle and pedestrian access, safety, and traffic flow; and “park-once” and transit infrastructure. The plan revises design standards and guidelines to promote pedestrian improvements such as better access to existing class 1 multi-use trails, pedestrian kiosks, benches, and other streetscape features. The plan updates sign standards and adds new required design standards and guidelines promoting streetscape improvements and sustainable design.

The plan includes several new environmental protections. The plan authorizes the addition of an area-wide water quality treatment project, revises excess land coverage mitigation requirements to require that at least 5% of land coverage mitigation occurs through onsite removal, and proposes 485 acres of land for Conservation and Recreation Zoning designations (72% of the total plan area) to protect sensitive areas such as Tahoe Paradise Park, Lake Baron, and the Upper Truckee River corridor.

Lastly, this plan formalizes a locally-convened citizen advisory council referred to as the Meyers Advisory Council to serve as an advisory board to El Dorado County with responsibility for design review recommendations and suggestions related to plan maintenance or revisions.

Additional MAP highlights are provided as an attachment to this report.

Environmental Review

The Public Review Draft Meyers Area Plan and associated joint CEQA and TRPA environmental document consisting of an Initial Study/Mitigated Negative Declaration and Initial Environmental Checklist/Finding of No Significant Effect were circulated for public review and comment for 30 calendar days beginning on September 6, 2017.

Adoption Schedule

El Dorado County and TRPA will hold hearings in the coming months to consider the adequacy of the environmental documentation and adoption of the Area Plan.

- El Dorado County Planning Commission Recommendation – November 9, 2017
- El Dorado County Board of Supervisors Approval – December 12, 2017
- Tahoe Regional Planning Agency Advisory Planning Commission Recommendation – January 2018
- Tahoe Regional Planning Agency Regional Plan Implementation Committee Recommendation – February 2018
- Tahoe Regional Planning Agency Governing Board Approval – March 2018
- Final El Dorado County Board of Supervisors Adoption Hearing – April 2018

Contact

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List of Attachments

- Exhibit ADraft Meyers Area Plan
- Exhibit BInitial Study/Mitigated Negative Declaration and Initial
Environmental Checklist/Finding of No Significant Effect
- Exhibit CGeneral Plan Amendment Resolution
- Exhibit DZoning Ordinance Amendment
- Exhibit EMeyers Fact Sheet